

**Planning Commission Meeting
Monday, September 26, 2022**

1. Meeting called to order

Trustee Weatherston called the meeting to order at 6:00 p.m. at the Village Hall, 5043 Chester Lane.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Weatherston, Scott Olley, Joseph Kiriaki, Tim Just

Excused: President Jim Dobbs, Nancy Pierce

Also Present: Development Director Peter Wagner and Village Attorney Elaine Ekes

3. Approval of Minutes

Approval of August 29, 2022, meeting minutes.

Motion by Kiriaki to approve the minutes.

Seconded by Trustee Knitter.

Motion carried unanimously.

4. Citizens' Comments

Christian DeJong, 1648 Secretariat Lane, spoke about the proposed Crawford Park Master Plan. He is opposed to the park access being located on Sunshine Lane and asked that when the access is designed that Heidi Drive instead be considered for park access.

5. Public Hearing and Possible Action on Items set for Public Hearing

5A. ZONING TEXT AMENDMENT – Consider a proposal to repeal and recreate the existing Title 16: Zoning and Board of Appeals of the Municipal Code submitted by Village of Caledonia, Applicant.

Wagner discussed the history of the code, the process of developing a new code, and reasons for the change.

Trustee Weatherston opened the Public Hearing at 6:05 p.m.

Trustee Weatherston asked three times if anyone wanted to speak in favor of this proposal.

In favor: None.

Trustee Weatherston asked three times if anyone wanted to speak against this proposal.

Against: None.

Trustee Weatherston closed the Public Hearing at 6:07 p.m.

Trustee Weatherston asked if anyone who was neutral or had questions about this proposal wanted to speak.

None

5A. Commission Deliberation

Motion by Knitter that the Planning Commission recommends to the Village Board that Municipal Code Title 16: Zoning and Board of Appeals, be repealed and recreated with the proposed 18 chapters as presented.

Seconded by Olley

Motion carried unanimously.

6. New Business

Motion by Kiriaki to take the agenda out of order starting with Item 6B and then to continue on with the rest of the agenda.

Seconded by Olley.

Motion carried unanimously.

6B. CRAWFORD PARK MASTER PLAN REVIEW – Review the proposed master plan for the future development of Crawford Park submitted by the Village of Caledonia, Applicant and Owner. (Parcel ID Nos. 104-04-23-20-123-000, 104-04-23-20-123-020, & 104-04-23-20-132-000)

Wagner discussed various aspects of the proposal taken from his report of September 26, 2022. Graphics showing the plan options were projected.

6B. Commission Deliberation

Motion by Kiriaki that the Plan Commission recommends to the Village Board that the Master Plan for Crawford Park be adopted as presented.

Seconded by Knitter

Motion carried unanimously.

6A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the Water’s Edge Condominium Development located on Water’s Edge Drive, formerly Erie Street, submitted by Rinka, Applicant, CCM-Caledonia, LLC Owner. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000)

Wagner read from his report of September 26, 2022.

Rinka Architect Eric Mayne, 13270 Gremoor Drive, Elm Grove, WI, described the project while referring to projected graphics depicting the concept plan.

Angelo Trentadue, 718 Kentwood Drive, addressed the Commission with concerns about traffic on 4 Mile Road and Erie Street, types of dwellings, construction timeline and purchase price of the units. Wagner, Trustees and Mayne addressed the issues.

6A. Commission Deliberation

Motion by Kiriaki That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of three, 5-story buildings with underground parking, 39 condominium

townhouses/villas, and recreational amenities be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning and Planned Unit Development through the building, site, and operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of high density residential.

Seconded by Just

Motion carried unanimously.

6C. BOUNDARY AGREEMENT REVIEW – Review a building, site, and operations plan to construct and utilize a ±5,000 square-foot commercial building located at 195 27th Street submitted by August Hoppe, Applicant, Christensen Revocable Trust 1019 HWY V, Owner. (Parcel ID No. 168-04-21-01-004-000)

Wagner read from his report of September 26, 2022.

6C. Commission Deliberation

Motion by Kiriaki That the Plan Commission recommends to the Village Board that the building, site, and operation plan for construction and utilization of a ±5,000 square-foot commercial building located at 195 27th Street in the Village of Raymond be approved for the following reasons:

1. The Village of Raymond granted approval of the proposed building, site, and operation plan in accordance with plans received on September 20, 2022.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

Seconded by Knitter

Motion carried unanimously.

7. - Adjournment

Motion by to adjourn by Kiriaki. Seconded by Olley. Motion carried unanimously.
Meeting adjourned at 7:40 p.m.

Respectfully submitted,
Helena Dowd
Planning & Zoning Technician